



Hazeldene Tye Common Road, Billericay, CM12 9PZ

Guide Price £545,000

- Semi-Detached Family Home
- 21ft Lounge
- Utility Room
- Modern Fitted Kitchen
- Close Proximity To Station
- Three Bedroom
- Large Driveway
- Garage
- Walking Distance To High Street

Hazeldene Tye Common Road, Billericay

CM12 0D7

Quirks is excited to present this beautiful, recently modernised family home.

Upon entering, you'll find a spacious 21ft lounge, freshly re-carpeted and filled with natural light, seamlessly connecting to the rear garden through elegant double doors. The ground floor also features a convenient downstairs W.C. and a contemporary kitchen, equipped with integrated appliances, a breakfast bar, and a dining area with ample built-in storage and a double fridge/freezer. Additionally, there's a good-sized utility room and access to the garage.

Upstairs, you'll discover three generously sized bedrooms, two of which offer plentiful storage, along with a recently updated family bathroom.

The exterior of the property boasts a large rear garden, side access to the front, and a driveway that accommodates 3-4 vehicles. There's also potential to extend or build above the garage, allowing for the



3



1



2



E

Council Tax Band:



ENTRANCE PORCH

6'1 x 3'1

HALLWAY

12'11 x 5'10

GROUND FLOOR W.C

6'11 x 3'3

LIVING ROOM

21'10 x 11'5 reducing to 9'0

KITCHEN

10'3 x 8'4

DINING ROOM

10'9 x 10'3

UTILITY ROOM

11'11 x 6'11 reducing to 5'11

GARAGE / STORAGE ROOM

8'11 reducing to 6'11 x 7'11

FIRST FLOOR LANDING

8'5 x 6'4

BEDROOM ONE

12'1 reducing to 10'3 x 10'11

BEDROOM TWO

11'5 x 9'5

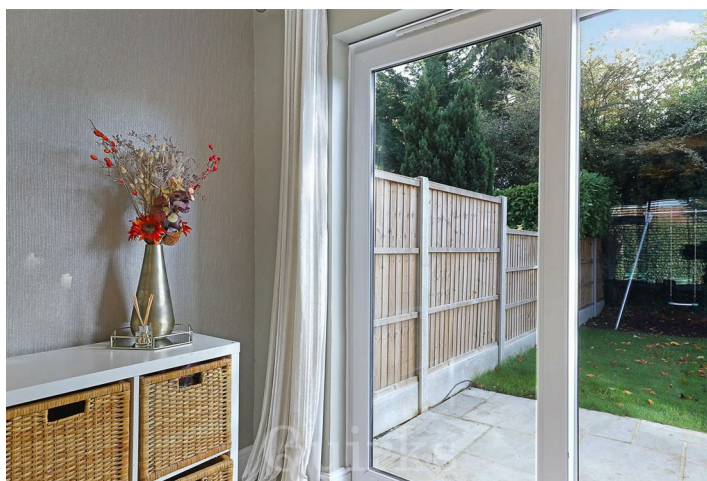
BEDROOM THREE

7'1 x 6'5

FAMILY BATHROOM

5'11 x 5'5

REAR GARDEN





Viewings

Viewings by arrangement only. Call 01277 626 541 to make an appointment.

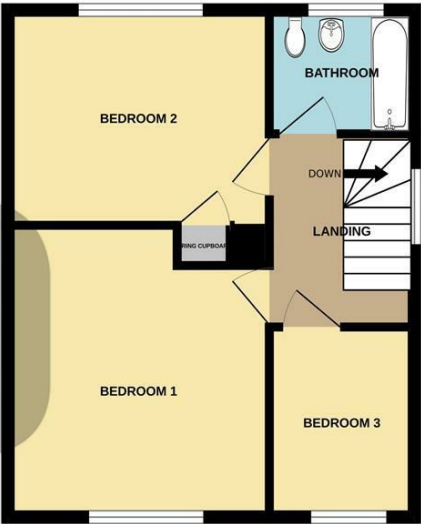
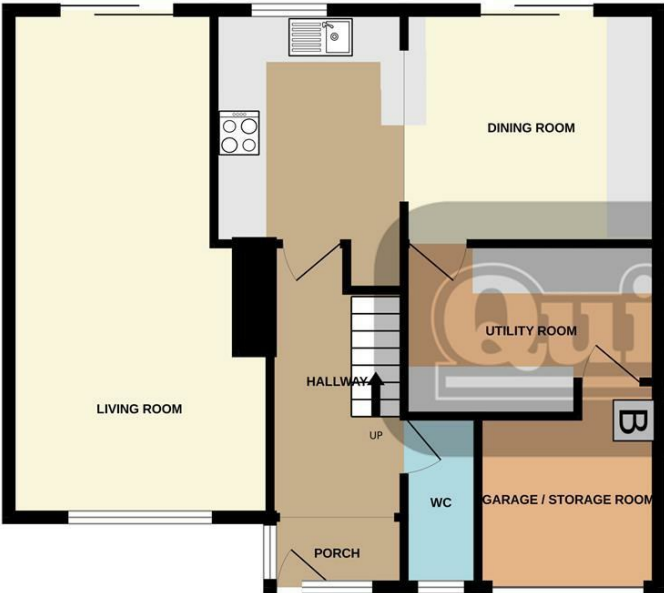
EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.

1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 1066 sq.ft. (99.0 sq.m.) approx.
This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT TO SCALE. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services are confirmed as included or tested.
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